



ROOK  
MATTHEWS  
SAYER

Ashley Gardens  
Stakeford



# Ashley Gardens

- Three bedrooms
- Mid link
- Sought after location
- Ideal investment
- Must be viewed
- EPC:C

£ 89,950

Attention investors, a perfect buy to let/investment property on the extremely sought after Wansbeck Estate is now available to view. This property briefly comprises; entrance, lounge, fitted kitchen, dining room, stairs to first floor, three bedrooms and a shower room. Externally to the front there is an enclosed gravelled garden and to the rear patio area/gravelled. The property is to be sold as seen. EPC Rating: C

## ACCOMMODATION COMPRISES

Double glazed door to:

### HALLWAY

Stairs to first floor, radiator.

### LOUNGE 13'07 (4.15m) x 13'11 (4.24m)

Feature fireplace with gas fire, double glazed window to front, radiator, television and telephone points.

### DINING ROOM 8'05 (2.57m) x 8'11 (2.72m)

Double glazed doors to rear.

### KITCHEN 9'03 (2.82m) x 8'00 (2.44m)

Wall, floor and drawer units, stainless steel sink with mixer tap, double glazed window and door to rear, space for oven with gas point, plumbed for washing machine, tiled splashback, storage cupboard, serving hatch.

## FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE 11'11 (3.63m) x 10'04 (3.15m)

Double glazed window to front, radiator, storage cupboard.

### BEDROOM TWO 8'11 (2.72m) x 10'05 (3.18m)

Double glazed door to rear, radiator, storage cupboard.

### BEDROOM THREE 6'02 (1.88m) x 8'09 (2.67m)

Double glazed window to front, radiator, loft access.

### BATHROOM 6'02 (1.88m) x 6'01 (1.85m)

Radiator, tiled walls and floor, low level w.c, pedestal hand wash basin, shower cubicle with mains shower, two frosted double glazed windows to rear, spotlights.

## EXTERNALLY

To the rear an enclosed paved and gravelled area with two sheds and a gravelled garden to the front.

## Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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17 Branches across the North-East





12 Ashley Gardens



Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>

All measurements are approximate and for display purposes only

